

PAST WEEK AND FUTURE OUTLOOK IN THE REAL ESTATE WORLD

OPENING OF NEW SAVINGS BANK

Located at Fourteenth and U Streets.

WILL BE READY TUESDAY

To Accommodate the Business Men and Residents of the North-west Section.

The new building of the Fourteenth Street Savings Bank, located at the northeast corner of Fourteenth and U streets, is now completed and it is the intention to open for business on Tuesday morning.

The building, which was designed by Architect A. M. Schneider, is of brick, stone and concrete construction. The material used in the front is granite and white limestone. It is two stories in height with a deep basement in which it is intended to place safe deposit boxes for the use of customers of the bank. The whole of the first floor will be used for banking purposes, while the second story rooms will be used for office purposes, all of which have every modern appointment. The entrance to these offices will be on the east end of the building on the U street front.

Handsome Banking Room.

The banking room is handsomely decorated, all the wood work and fixtures being of mahogany. The bases of the fixtures and the wainscot of the lobby is of pure white Italian marble. The floor of the banking room lobby is in mosaic, while over the doors and windows are heavy wrought iron grates of neat and substantial design. A large two-story vault is situated in the east end of the building which was manufactured by the York Safe and Lock Company, and is to be thoroughly burglar proof.

Capital \$100,000.

The capital of the bank has been placed at \$100,000, of which about three-fourths has already been subscribed, the balance having been set aside to accommodate business men of that section who might wish to become interested. At a recent meeting an organization was effected by the election of the following officers:

Officers Selected.

Charles A. Douglas, president; John A. Payne, first vice president; John L. Karriek, second vice president; H. C. Bryson, secretary and treasurer, and A. E. L. Lockie, counsel. The directors are as follows: J. L. Karriek, John A. Payne, E. C. Thomas, John H. Nolan, Donald C. McLeod, T. W. Stubbsfield, A. E. L. Lockie, J. Miller Kenyon, Charles A. Douglas, H. C. Bryson, John Doyle Carmody, Howard Boyd, Benjamin Bramlage and S. D. Branson.

It is the expectation of the officers that the bank will accommodate the many business enterprises on Fourteenth street as well as the residents of the large section on the north, east and northwest, and that it will be a banking institution that will be convenient to all. It is eighteen blocks from this point to any other institution of the same character.

The establishment of this bank now in the city.

R. O. HOLTZMAN'S OFFICE WAS ALSO REPRESENTED

In the deal for the property, 1313 New York avenue, the owner, Mrs. Sophia B. Wolfe, was represented by her agent, Upton H. Ridenour, of the firm of R. O. Holtzman, who in conjunction with David Moore, as representing the purchaser, effected the trade. The price paid was \$40,000 and not \$50,000 as printed at the time in a morning paper.

Mr. Ridenour states that during the past fortnight transactions involving about \$200,000 have gone through his office, and he believes there is a general feeling that the real estate business has been eminently satisfactory.

EXCHANGE LOTS FOR HANDSOME RESIDENCE

The large new colonial house at 1735 N street northwest, owned by W. H. Walker, and occupied by Dr. F. R. Hagner, which is valued at \$27,000, has been sold to William Corcoran Hill, in exchange, Mr. Hill gave two valuable lots on Sixteenth street, near Columbia road, valued at \$15,000, and the balance in cash. L. L. Nicholson, Jr., acted as Mr. Hill's agent, while Allen E. Walker represented W. H. Walker in the transaction.

JURY MADE APPRAISAL FOR PUBLIC ALLEY

A jury composed of F. W. Pilling, J. J. Barnard, W. M. Somerville, E. J. Tighe, and A. S. Sinclair, appointed by the District Supreme Court to assess damages and benefits resulting from the opening of an alley in square 61, have returned their verdict to Judge Ford, allowing \$62.04 for damages, while the assessments for benefits were \$1,215.20.

A square foot of Real Estate is worth a dozen castles in the air.

A Postal Card

Will bring you plans and full information.

We Believe 100%

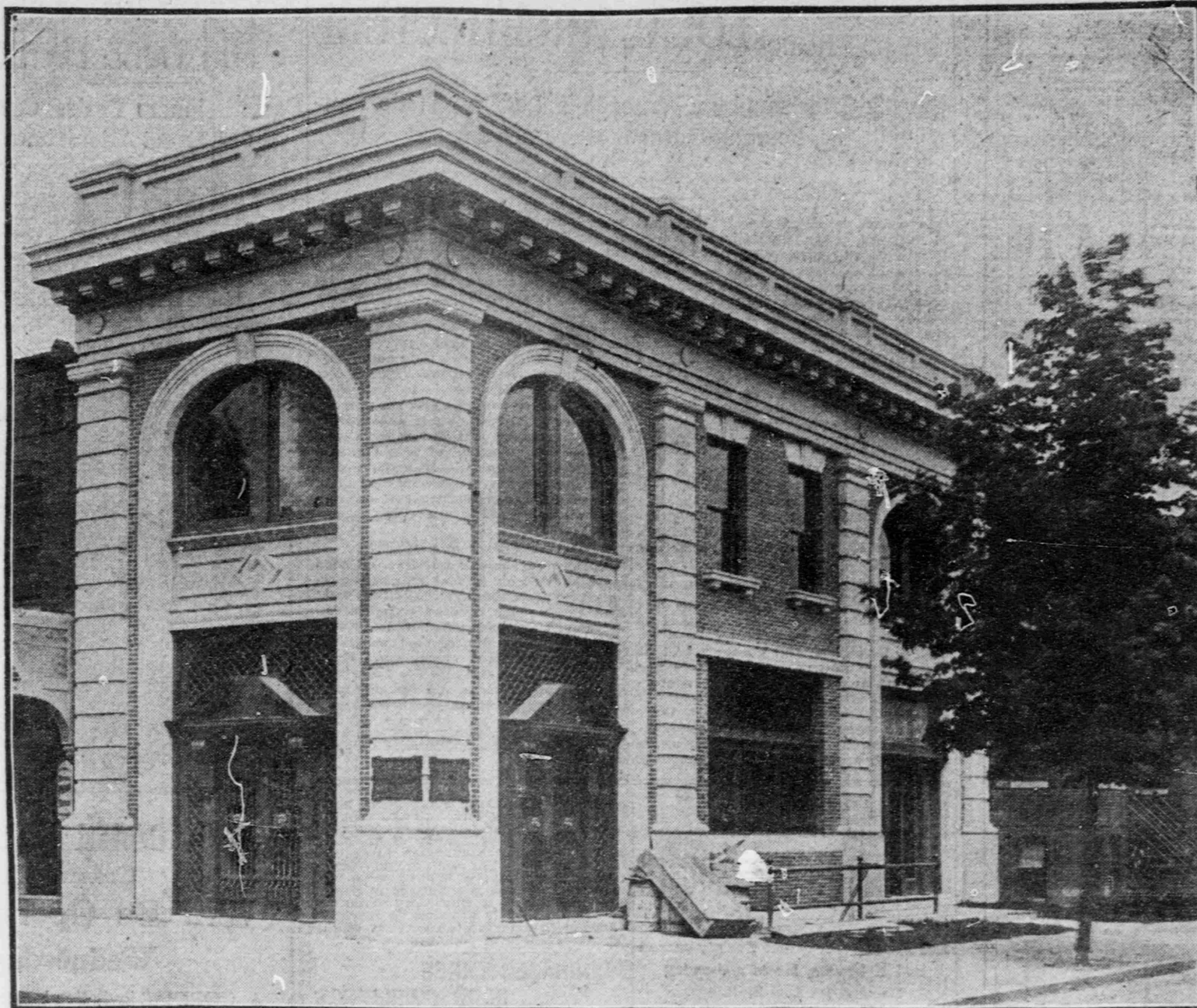
Profit can be realized within three years on lots bought on easy payments at

Fernwood Heights

Make an appointment with one of our salesmen and he will take you to FERNWOOD HEIGHTS, the only subdivision on Connecticut avenue that HAS all improvements. We don't have to promise the improvements. Sewer, water, electric lights, paved streets, paved alleys, granolithic sidewalks. Now is the time to select your lot.

5c FARE
Thos. J. Fisher & Co.,
INCORPORATED,
1414 F St. N. W.

NEW FOURTEENTH STREET SAVINGS BANK BUILDING



SPLENDID WEEK FOR OUTSIDE PROPERTY

Deals for Several Tracts That Will Be Subdivided and Promptly Built Upon.

Although the chilling weather of the past week was not favorable to activity in suburban development, the amount of transactions along that line came very near to making it a record week. The largest deal was that made by the syndicate of Washington capitalists represented by E. Southard Parker, who purchased the eighty acres belonging to the Lynch heirs adjoining the Catholic University, paying for it the sum of \$125,000. As stated in The Times, it is their intention to subdivide and build a number of dwellings on it so that the amount to be involved will represent a very considerable sum.

The next in importance was the purchase by Harry Wardman of a part of the Rhee tract on Fourteenth street extended, which he intends subdividing and building a number of dwellings upon.

While not to be classed as suburban property, the purchase by George S. Cooper of 400 feet fronting on R street in Eckington, and his announced intention of building a row of twenty houses, but adds largely to the interest in that section which has been so rapidly building up of late.

A number of small deals which in the aggregate would make a very gratifying total were reported and published from day to day as they were concluded, showing that the activity incident to the spring buying had fully set in.

EASTERN SECTION WANT PUBLIC PARK

A petition signed by the following residents of the eastern section, W. Lee White, R. F. Bradbury, Charles T. Robinson, F. G. Davidson, George H. Judd, D. C. Fountain, H. A. Buscher, J. S. Barker, Mary B. Woodward, Helen H. Uts, J. H. Brown, W. C. De Muth, B. Hilliard, A. L. Martin, John Stephens, and J. Stuart Jones, has been presented to the Senate District Committee asking to have their claims considered for a public park. They state that the territory in question constitutes one-third of the area of Washington, and that it is at present without a public park.

The injustice of the treatment accorded to their section is also commented upon in connection with all other portions of the city which have been provided with many parks, and it is also urged that in the interest of economy land should be reserved now when it can be had at reasonable prices, inasmuch as in a few years real estate values will largely increase.

PREDICTS A NEW CITY BUILT OF CONCRETE

A prominent contractor declares that the new San Francisco will be, to a large extent, a city of concrete. Observations in San Francisco, Oakland, and Berkeley show that a monolithic plant using reinforced concrete will withstand any ordinary earthquake shock. This type of construction consists of building an entire structure—walls, supporting columns, and floors—of solid concrete, reinforced with steel bars and wire mesh to provide additional strength. Of course no type of construction could withstand the strain of a heavy shock.

SUBURBAN DEVELOPMENT OF WASHINGTON RAPID

But it Took Some Time to Discover the Beauties of the Country Surrounding.

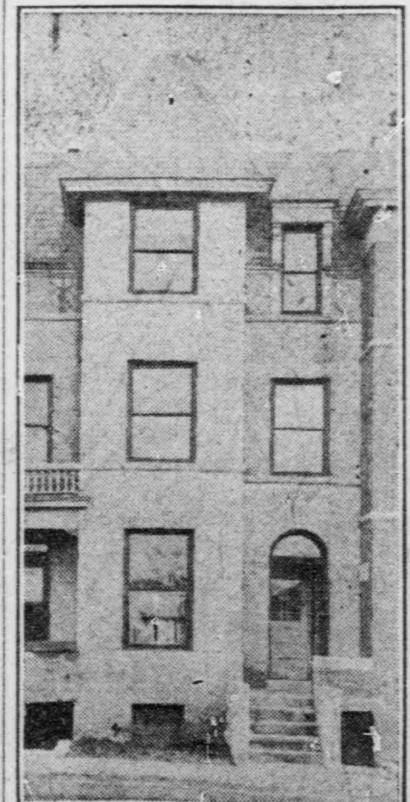
The suburban development of Washington in the past few years and the remarkable movement in the same direction this spring is giving some people cause for wonder, yet the wonder really is that this development did not come sooner.

Fifteen years ago Washington had almost no suburbs. Cleveland Park was a few scattered homes, Chevy Chase had hardly got a start, Eckington was an embryo addition, Mt. Pleasant Heights had not been thought of, nor had many of the other suburbs that are now so attractive.

No city in the country has more beautiful surrounding country than Washington, yet it has taken many years for the people of this city to realize and decide to enjoy it as has been done in almost every large city in the country. The last year or two, however, has witnessed an awakening and the reports from all sources is of a prosperous spring business in suburban property.

DAVID MOORE
\$4,000

The bargain of this part of the town; nine large rooms and bath.



68 V Street N. W.

We furnish the house, you make the terms.

DAVID MOORE
1328 New York Avenue.

OPEN FOR INSPECTION



1733-35-45-47 T ST. N. W.

These elegant two-family buildings just completed and ready for occupancy. 1st floor—3 large rooms and bath. 2d floor—6 rooms and bath and large attic. Splendid hot-water heating plant for each apartment. Good, substantial investment. Rents, \$30.50 and \$35.50. 17% and terms from our salesmen.

THOS. J. FISHER & CO., Inc.
1414 F Street N. W.
Exclusive Agents

Rumors of Big Realty Deals Fill the Air

Properties Representing Three-quarters of a Million Dollars Reported on Verge of a Trade—Several Nearing Completion.

Throughout the past week the air has been full of rumors of pending big deals in realty which had not yet arrived at a point where it was possible to give out authentic information regarding them. Generally they were in a period of incubation which might result in a successful hatching out with the consequent good commissions to the brokers and the satisfaction of all parties to the deal. At the same time they were at the period where too much publicity might cause a stampede and all the eggs so carefully laid develop a condition not profitable to the owners of the several properties or to the prospective buyers, who had not quite made up their minds to complete the arrangements.

Buyers Willing But Owners Coy.

As a matter of fact in all the rumored negotiations the trouble was not with the buyers, who were not so much inclined to balk at prices, as with owners who had almost to a man raised the limit beyond all previous expectations. Properties that a couple of years ago were freely and anxiously offered were stiffly held and advances of several thousands added on to the prices then asked. Notwithstanding all this dealers report a good amount of sales and the daily records show that the number of transactions and the amounts involved represent a very excellent spring business.

Rumors Run Down.

Prominent among the rumors was one that the sum of \$300,000 had been offered for a property not far removed from the corner of Fourteenth and G streets, but the owners wanted \$40,000 more than that sum.

And still another was to the effect that a piece of property had been contracted for at a cost of \$100,000 on which a new theater was projected. The metes and bounds of this piece was not so clearly defined, but the general information was vouchsafed that it was in an area of several squares not far removed from Thirteenth and F streets.

Then, too, it was positively stated that

an offer of \$85,000, all cash, was refused for a piece on Fifteenth street, that one year ago \$10,000 less would have been accepted.

Will Need a Theater Site.

The theater story would not down as the passage of the bill by the Senate appropriating \$2,000,000 for the purchase of the several squares bounded by Fourteenth, Fifteenth, Pennsylvania avenue and B streets, and the probability of similar action on the part of the House would compel the abandonment of one very popular playhouse, and the lessee was taking time by the forelock and negotiating for a site which in this case was on Pennsylvania avenue near the Raleigh Hotel.

Part of the talk centered on the sale of a well known hotel property which had arrived at a point where some trifling details alone prevented consummation.

Full of Rare Promise.

Altogether it was a week pregnant with great things giving promise of a large harvest if only a portion of them come to a fulfillment.

In the meantime the actual business reported represented several properties approximating \$40,000 each, with numbers of them of smaller sums, while the suburban dealings were unusually extensive.

An Ideal Suburban Home



Within one car fare of any part of D. C. Water, sewer, gas, and modern plumbing in the house.

Interior most handsomely papered and decorated in hardwood.

Heated by first-class furnace. Large, well-shaded lot.

Can be sold at a figure less than cost of house. Let us show it to you.

Collins-Guerrey Co.
621 13th St. N. W.

STONE & FAIRFAX

An Extraordinary Proposition

Beautiful new three-story houses for \$5,850, built to sell for \$7,500; the owner, in order to realize quickly, has reduced the price of these beautifully situated homes to this very low figure.

Unheard-of Terms

\$250.00 cash, balance \$25 a month; \$5,000 can remain on the houses at 5% interest. THE FACT THAT A LOAN OF \$5,000 CAN BE PLACED ON THESE HOUSES BY CONSERVATIVE PARTIES SHOULD BE CONVINCING EVIDENCE THAT THE HOUSES ARE WORTH IN THE NEIGHBORHOOD OF \$7,500.

Magnificent Location

Ingleide Terrace, between 18th and 19th sts., near the terminus of the Conn. ave. car line; the prettiest part of Mount Pleasant, a section built up with magnificent homes, many of them costing from \$20,000 to \$50,000; the neighborhood is first class in every respect, property is sure to enhance in value. Not only will the purchaser get the benefit of the increase in value, but they make not less than \$1,000 the day they take title to the property on account of being able to purchase so much below value.

Full 3 Stories Houses

Splendid arrangement; parlor, large reception hall, dining-room, pantry and kitchen on the first floor; six bedrooms; large tiled bath, porcelain tub, nickel plumbing; servants' stairway; double rear porches; cellar under entire house; every room in the house is beautifully decorated; there are many expensive cabinet mantels; the houses have bay windows and also large porches in front. THE VIEW FROM BOTH FRONT AND REAR OF THESE HOUSES IS MAGNIFICENT. The occupants would derive all of the pleasures of suburban life without the many inconveniences.

Do Not Delay

On account of the extreme low price and accommodating terms these houses should sell like "hot cakes;" in fact, they are the only desirable three-story houses in Washington for sale on such accommodating terms. Do not think of buying a two-story house in a cheap neighborhood when you can get beautiful three-story houses in this high-class location at such low prices and upon such accommodating terms. Take the F St. or Conn. ave. cars to Mt. Pleasant and Park streets.

HOUSES OPEN FOR INSPECTION

STONE & FAIRFAX

1342 New York Ave., Adjoining Corner of 14th